

for sale

offers in the region of **£230,000**



## Perry Park Road Rowley Regis B65 0BN

A brand new built two bedroom detached house in a popular Rowley Regis location close to shops, transport links and other local amenities. Benefitting from a full 10 year LABC warranty, this property is finished to a high standard and is perfect for first time buyers. Offered with NO UPWARD CHAIN. Briefly comprising: open-plan kitchen/living space, downstairs W.C, two bedrooms, bathroom, driveway, pleasant rear garden. Viewing is recommended to appreciate the accommodation on offer.

# Perry Park Road Rowley Regis B65 0BN

## Approach

The property has a driveway, accessed via dropped kerb at the front of the property, with decorative railings and gated access to the garden. There is a front door opening to:

## Open Plan Kitchen/Living Space

An open-plan kitchen/living space perfect for modern living and entertaining.

### Kitchen

A brand new kitchen fitted with a range of wall and base units with work surfaces over, sink and drainer, integrated oven, gas hob, cooker hood over, space and plumbing for appliances, part tiled walls, double glazed window to side elevation, stairs up to first floor accommodation.

### Living Space

A large living space with wood effect flooring, two central heating radiator, door to W.C, double glazed French doors opening to rear garden.

## Downstairs W.C

A convenient downstairs W.C with wash hand basin with tiled splashback and a low level W.C. The brand new boiler is also located here.

## Landing

Doors to:

## Bedroom One

Central heating radiator, double glazed window to front elevation.

## Bedroom Two

Central heating radiator, two double glazed skylights, reduced head height in areas due to eaves.

## Bathroom

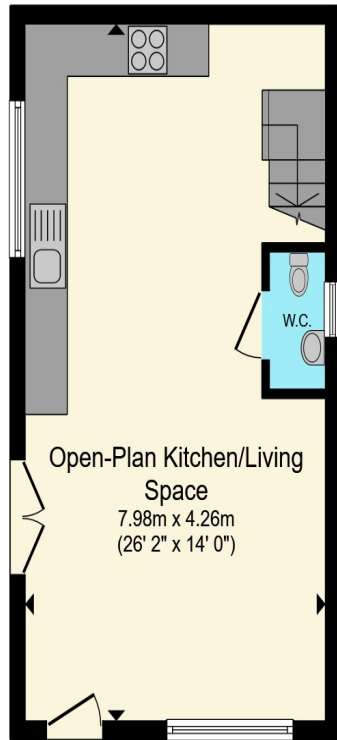
A newly fitted bathroom with vanity wash hand basin, low level W.C, bath with shower over, tiled walls, double glazed obscured window to side elevation.

## Low Maintenance Garden

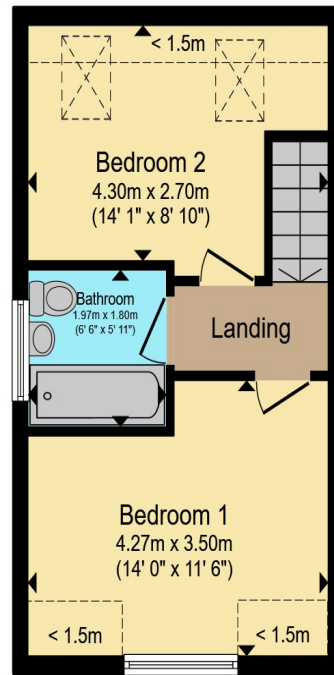
A pleasant, low maintenance garden with patio area and lawn beyond, the garden is fence enclosed and has gated access to the driveway.







**Ground Floor**



**First Floor**

Total floor area 60.8 m<sup>2</sup> (655 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



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Property Ref: HSW316517 - 0002

Tenure:Freehold EPC Rating: B

Council Tax Band: Deleted

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